



Windmill Way, Lyddington

Oakham, LE15 9LY

Five Bedroom, Detached



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Features

Detached Family Home

Panoramic Views

Updated Throughout

Open Plan Kitchen/Living/Diner

Five Bedrooms

Master Bedroom With Ensuite & Dressing Room

Enclosed Rear Garden

Off Road Parking

Tandem Garage

Desirable Location

Situated in an end of cul-de-sac location with outstanding panoramic views to the rear over adjoining grassland and woodland beyond, this five-bedroom, two bathroom property offers well-presented and spacious living.

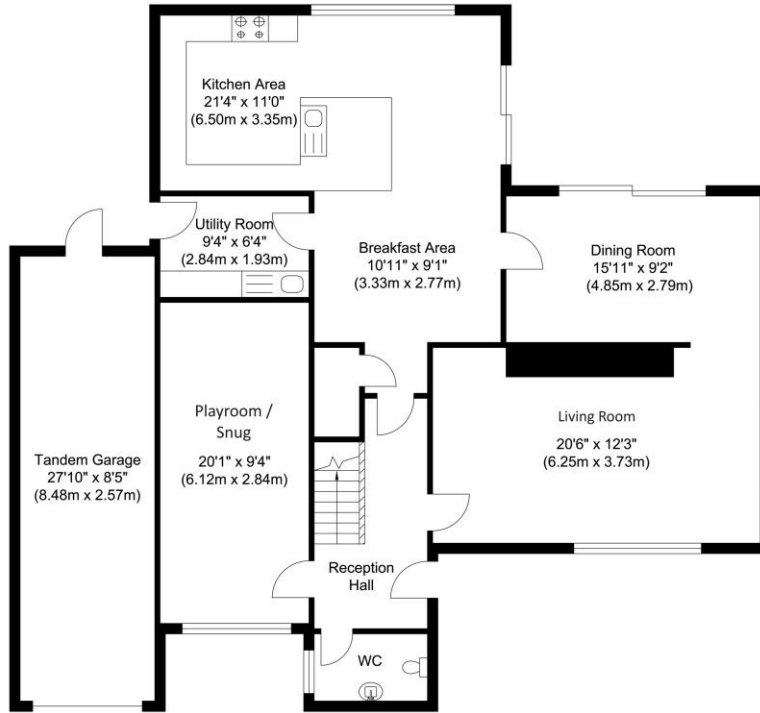
The ground floor accommodation comprises an entrance hall with cloakroom, playroom/snug, spacious living room with wood burner, dining room and large open plan living kitchen with island, seating area and separate utility room. The first floor offers five well-proportioned bedrooms, the master of which benefits from a spacious separate dressing room and ensuite shower room and the further four a serviced by a main family bathroom.

Externally, the property provides a good size driveway to the front giving off-road parking and leading to the tandem garage. The rear garden has been landscaped to provide a raised patio ideal for alfresco dining, with a large area of lawn and further low maintenance gravel area. The property backs onto open countryside, giving attractive views from both the house and garden.

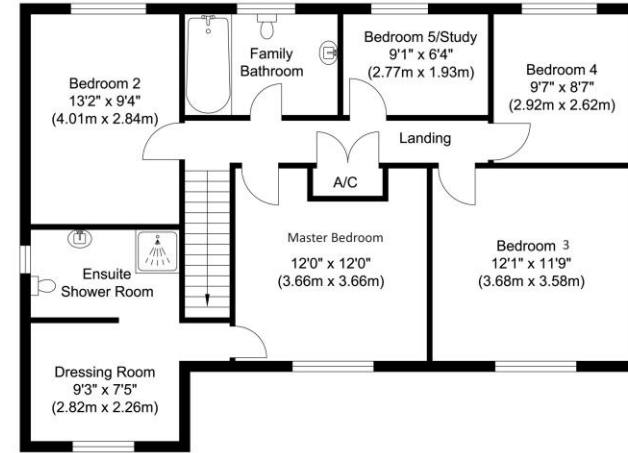
A substantial affordable family home in one of Rutland's premier villages, with low energy replaced boiler and double glazing. Offered to the market with NO CHAIN!

The village is located very close to the market town of Uppingham and all that there is to offer, with excellent schooling available at Uppingham Community College and the renowned Uppingham School. The weekly market is popular as are the local shops, doctors and dentist. Access to London is afforded by the main train line from Corby to London St Pancras in around 1hr 10mins, or Peterborough to London Kings Cross in around 1 hour.





Ground Floor
Approximate Floor Area
1417.60 sq. ft
(131.70 sq. m)



First Floor
Approximate Floor Area
862.61 sq. ft
(80.14 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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